

Planning Commentary on Temple Island Alternative Development Scenario

Proposal

An outline development proposal has been provided for comment. This consists of: a spreadsheet of uses and development quantum; a 3D massing diagram; and a “Temple Yard Client Vision”. The latest information was received on 26th March 2018.

The proposed development includes:

- An unspecified number of residential units but understood to be in the range of 300 - 450
- Specific blocks identified as Commercial – office and/or hotel/convention centre (8870m²)
- An identified Commercial Hub – science/tech etc (5446m²)
- Commercial Frontage – assumed to include “active” retail and leisure uses (4810m²)
- Internal Podium / Courtyard – only the element related to the convention centre to accommodate commercial floorspace (3044m²)
- Small format supermarket (805m²)

Policy Context

Proposals for the site have to be assessed against the adopted Bristol Local Plan which consists of the Core Strategy, the Central Area Plan and the Site Allocations and Development Management Policies. Depending on when a planning application is made and determined, the emerging policies of the West of England Joint Spatial Plan (JSP) will be relevant, as will any changes resulting from the Local Plan Review.

The Urban Living SPD is currently out to consultation and this will be a material planning consideration of greater weight when adopted in Autumn 2018.

Key Issues

Principle of Development

The site is considered to be a city centre site. Policy BCS2 of the Core Strategy expanded the city centre to include the site (former diesel depot). BCS2 states that development in the city centre will include mixed uses for offices, residential, retail, leisure, tourism, entertainment and arts and cultural facilities.

Policy BCAP35 of the Central Area Plan deals with the TQEZ. This says that sites in the TQEZ will be developed for “a wide range of uses as part of the growth and regeneration of the area as an employment-led mixed-use quarter of the city centre, an exemplar for new initiatives and a hub for all creative minded business”. BCAP35 sets out that development will include:

- A major indoor arena and complementary leisure uses
- At least 100,000m² of net additional high quality office and flexible workspace

- Up to 2,200 new homes including live/work space
- Hotel and conference facilities
- Complementary retail and leisure uses, particularly within and adjacent to Bristol Temple Meads station

From this, the principle of the uses being proposed appears to be acceptable and meets the requirements of BCAP35. However, if the development of the site results in an Arena not being provided at Bristol Temple Quarter, this issue would have to be successfully addressed before the alternative uses can be accepted in planning terms.

Affordable Housing

The proposals would be expected to deliver policy compliant affordable housing in accordance with Policy BCS17 of the Core Strategy. This seeks 30% on-site provision (tenure split of 77% social rented and 23% intermediate) with nil public subsidy, subject to viability. Although the site lies within the city centre, it falls within the Bristol South area for affordable housing, and so requires 30% as opposed to 40%.

Emerging policies in the JSP and the Bristol Local Plan review seek 35% affordable housing and these policies will become more significant for decision making over time as they progress to adoption.

Scale and Design

The indicative scale, height and massing of the proposals have been put together by the Council's City Design Group (CDG). As CDG were the authors of both the Urban Living SPD and the TQEZ Spatial Framework, there is a working assumption that the proposals have been drawn up in accordance with the approach demonstrated by those documents. Without further supporting information, such as a views analysis, it is difficult to make additional comments.

The proposals show a main thoroughfare through the site, which is assumed to be largely vehicle free. This route appears to have commercial frontages on both sides along its entirety, and so has the potential to form a suitably vibrant connection and area of focus – with similarities to the successful Gaol Ferry Steps at Wapping Wharf.

Transport

Transport have made separate comments on the proposals and so this issue is not covered here in any detail. However, regard should be had to the transport assessment carried out for the Arena proposals at this site plus the outline application for the residual land at arena island, which resulted in a specific transport mitigation package. A link to the DC Committee report is provided here:

<http://planningonline.bristol.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NYGUGSDNHG100>

Other technical issues

The development will need to be screened for the purposes of environmental impact assessment (EIA). It should be noted that the Arena application was considered to be EIA development.

Not covered by this note but relevant to the consideration of the proposals as a number of other planning issues. A non-exhaustive list is provided below. The Arena DC Committee report provided above is a good starting point for the consideration of these issues at this site.

- Noise and Vibration
- Air Quality
- Sustainability
- Ecology
- Flooding
- Contamination

Early pre-application engagement is recommended through a Planning Performance Agreement.

Head of Development Management

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